Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

75 Nicholas Street, Ashburton Vic 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$2,500,000	&	\$2,700,00	0				
Median sale price								
Median price	\$1,932,500	Property Type	House	Suburb	Ashburton			
Period - From	01/04/2023	to 30/06/2023	Sou	rce REIV				

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	5 Oliver St ASHBURTON 3147	\$2,900,000	22/04/2023
2	63 Florizel St GLEN IRIS 3146	\$2,625,000	15/06/2023
3	42 Albion Rd GLEN IRIS 3146	\$2,530,000	22/04/2023

OR

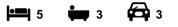
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

04/10/2023 13:18







Property Type: House Agent Comments

Indicative Selling Price \$2,500,000 - \$2,700,000 Median House Price June quarter 2023: \$1,932,500

Comparable Properties



5 Oliver St ASHBURTON 3147 (REI/VG)



Price: \$2,900,000 Method: Auction Sale Date: 22/04/2023 Property Type: House (Res) Land Size: 632 sqm approx

63 Florizel St GLEN IRIS 3146 (REI/VG) Agent Comments



Price: \$2,625,000 Method: Private Sale Date: 15/06/2023 Property Type: House Land Size: 649 sqm approx

42 Albion Rd GLEN IRIS 3146 (VG)



Agent Comments

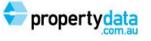
Agent Comments



Price: \$2,530,000 Method: Sale Date: 22/04/2023 Property Type: House (Res) Land Size: 624 sqm approx

Account - Marshall White | P: 03 9822 9999





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